



Mr. Knowlton made a motion to approve vinyl siding on the existing home and the side addition with vinyl siding. Mr. Graber seconded the motion.

VOTE:       AYES:       Mr. Graber, Mr. Knowlton and Ms. Solomon  
              NAYS:       Mr. Abbott, Mr. Christensen, Dr. Konold, Mr. Vasko and Mr. Lynch

Motion Failed.

Item 2. Zoning Amendment #ZA-10-02 and Preliminary Development Plan #PDP-10-01

Property Owner Waterloo Crossing Limited and applicant Randall Woodings of Kontogiannis and Associates, for property within parcel number 184-003083 located on the south side of West Waterloo Street, requested a zoning amendment to change the zoning of the property from General Commercial (GC) to Planned Residential District (PRD). The zoning amendment request included a Preliminary Development Plan for a 50 unit senior housing development. Andrew Dutton, Zoning Officer, gave the staff report. Randall Woodings with Kontogiannis and Associates, Chris Collins with Fairfield Homes, Lou Visco with Casto, and Bob Wood were present to answer questions from the commission.

Ms. Solomon withdrew herself from review of the application because her employment with the Ohio Housing Finance Agency could potential lead to a conflict of interest.

Mr. Visco reviewed the changes that had been made since the previous meeting with Planning and Zoning Commission. Mr. Woodings reviewed the architecture changes that were made.

Mr. Knowlton asked if any of the materials would be vinyl. Mr. Woodings said nothing is vinyl on the proposed exterior.

Mr. Graber asked if the future service drive would in line with Wal-Mart's drive. Mr. Visco said they were still working out the details of the future drive alignment.

M. Vasko asked how wide the tree lawn was. Mr. Woodings stated that it was eight feet to the sidewalk and approximately twenty-five feet to the building.

Dr. Konold inquired if the parking requirements were met. Mr. Woodings stated that they had looked at many other senior housing projects and the parking is in line with them.

Mr. Abbott asked if there would be a resident manager on site. Mr. Wood stated that there would be resident manager on site full time until the property is rented out, then a manager would be there every Monday, Wednesday and Friday.

Mr. Christensen opened up the application for public comment.

John Lewis, president of the Charleston Lake Homeowners Association, asked what the hours would be for the manager. Mr. Wood stated they would be 8 am to 5pm. Mr. Lewis then stated that he was speaking on behalf of all the residents of Charleston Lake and that not one of them has come forward in favor of this project. He continued that a number of concerns were not changed from the last meeting including room size, density, and parking. Mr. Lewis stated he was opposed to the larger footprint and that no seniors have come forward stating that the housing is needed. He continued that the project would not bring any jobs to Canal Winchester and he believed that the Davis Paints site would be a

better location for this type of project. Mr. Vasko asked if he preferred the previous design. Mr. Lewis responded that he did not and all of the items that were brought up with that design were still not fixed.

Bob Wood, 6237 Fairway Lane, stated that he was a member of the company that owns the property. He continued that he was in support of this project and believed that Council was in support of it. Mr. Wood stated that he also believed that there was only a small group of residents from Charleston Lake that oppose the project. Dr. Konold asked Mr. Wood what the time limit would be for visitors. Mr. Wood stated that visitors would be only allowed for fourteen consecutive days, with a total of twenty-one days per year total. Mr. Knowlton asked if there were any tax abatements for this project. Mr. Wood responded that there were not, the only funding received would come from tax credits. Mr. Abbott asked who would monitor the visitors when the resident manager was not present. Mr. Wood said that the facility would have a committee of residents that would monitor the building and if a tenant is found to be in violation, they will be evicted.

Angie Smyers, 6401 Lakeview Circle, stated that she was concerned with the parking and didn't understand why the units could not be purchased instead of rented. She stated that she felt that people should be paying property tax if they get to vote for tax increases. Mrs. Smyers continued that she did not believe there was a way to monitor the visitors to the apartments. She also stated that she felt that the site was not suitable. Mr. Vasko asked if she would prefer the proposed use or a commercial use. Ms. Smyers responded that a restaurant would be a better use for the property and is needed in Canal Winchester.

Shari Lorbach, 6486 Lakeview Circle, said that she was a new resident of Charleston Lake and was upset with possibly having a rental property next door. She stated that she moved to get away for low income rentals.

Charles Lorbach, 6486 Lakeview Circle, stated that he did not believe there was enough parking for the proposed project.

Mr. Vasko made a motion to close the public hearing. Mr. Knowlton seconded the motion.

VOTE:      AYES:      Mr. Abbott, Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold and Mr. Vasko

             NAYS:      Motion Carried.

Mr. Christensen reminded the Commission that the motion would be to recommend the application onto Council.

Dr. Konold asked the Commission's opinion concerning the square footage of the units. Mr. Christensen stated that the units were the same as the other proposed project. Mr. Knowlton added that he believed the units were a pretty good size, as there are several homes in Canal Winchester that are one thousand square feet for the entire home.

Mr. Vasko stated that he was concerned about the parking. Mr. Knowlton added that based on the applicant's statements, most of the residents are age seventy-five and older who do not drive. Mr. Christensen said that he was at the Lancaster senior home on Easter and there were few cars in the lot.

There was a discussion about the proposed application and the proposed downtown senior housing project by the NRP Group. Mr. Christensen reminded the commission that they were not voting on one application over another.

Mr. Knowlton made a motion to forward application #ZA-10-02 and #PDP-10-01 on to Council with a recommendation of approval. Mr. Abbott seconded the motion.

VOTE: AYES: Mr. Abbott, Mr. Christensen, Mr. Graber, Mr. Knowlton and Mr. Vasko  
NAYS: Dr. Konold

Motion Carried.

## New Business

Ms. Solomon rejoin the commission.

1. Mr. Dutton explained the Findings of Facts and Conclusions of Law for Variance application #VA-10-05 and Preservation Area application #PA-10-07.

Mr. Vasko made a motion to adopt the Findings of Fact and Conclusions of Law. Mr. Abbott seconded the motion.

VOTE: AYES: Mr. Abbott, Mr. Christensen, Mr. Graber, Dr. Konold, Mr. Knowlton, Ms. Solomon and Mr. Vasko

NAYS:

Motion Carried.

## Adjournment

Mr. Vasko made a motion to adjourn this regular meeting of the Planning and Zoning Commission. Mr. Graber seconded the motion.

VOTE: AYES: Mr. Abbott, Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold, Ms. Solomon and Mr. Vasko

NAYS: Motion Carried.

Time Out: 8:49 p.m.

Date \_\_\_\_\_

Bill Christensen, Chairman

Jeff Graber, Secretary

NOTE: The minutes set forth herein are an extract of the Planning and Zoning Commission meeting. Anyone desiring a transcript of the complete minutes of the Planning and Zoning Commission meeting may obtain the same at a cost of \$10.00 per page.